

21D Woodberry Avenue, Coombs, ACT 2611



Townhouse For Sale

Friday, 1 March 2024

21D Woodberry Avenue, Coombs, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 150 m2

Type: Townhouse



Sean Rogers
0262885009



Megan Izatt
0402836435

Auction

This attractive north facing three-bedroom townhouse offers a perfect blend of modern comfort and spacious living. Bathed in natural light, the living area creates a warm and inviting atmosphere with the elegance of hybrid timber flooring throughout the open plan living, kitchen, and dining areas. The sleek kitchen features stone countertops with a ceramic cooktop, making meal preparation a pleasure. With the adjoining dining and living areas flowing out to your private and neat courtyard, a perfect space for evening drinks or morning coffees. This outdoor retreat offers a peaceful environment to unwind and enjoy the fresh air. The main bedroom features a sizable built-in wardrobe for all your storage needs plus a linen cupboard. The modern ensuite is a luxurious addition, providing convenience and a touch of elegance to your daily routine. Bedrooms two and three are thoughtfully equipped with built-in wardrobes, offering ample storage. A second living area upstairs can be used as a study, rumpus or sitting area and is well lit by a large skylight. The main bathroom is luxurious with a large shower, vanity, and stunning free standing bathtub. Convenience meets functionality in the laundry space. The good-sized laundry provides practicality for your everyday tasks. Stay comfortable year-round with ceiling fans in all bedrooms and ducted reverse cycle heating and cooling. This thoughtful inclusion ensures a pleasant living environment, no matter the season. On offer is not a single, but double lock-up garage providing secure parking for your vehicles, and internal access. Additionally, there is enough space for storage, providing a solution for organized and clutter-free living. A communal barbecue area and green space offer a great outdoor area to gather with friends and family. This three-bedroom townhouse is a haven of comfort, style, and practicality. With its spacious bedrooms, modern amenities, and thoughtful design, it offers a lifestyle that balances relaxation and sophistication. Welcome home!

Features:

- Three spacious bedrooms with built-in wardrobes
- Main bedroom with ensuite
- Main bathroom with free standing bathtub
- Separate powder room
- Modern open plan kitchen
- Electric cooking
- Open plan living and dining
- Study space or sitting area upstairs
- Ceiling fans in all bedrooms
- Ducted reverse cycle heating and cooling
- Abundance of natural light
- Hybrid timber flooring downstairs
- Carpet upstairs
- Good-sized laundry
- Under stair storage
- Double lock up garage with internal access
- Private courtyard
- Within walking distance to Charles Weston School and walking tracks
- Very short drive to Weston, Woden and Belconnen.

EER: 6.0
Living: 114.6m² (approx)
Garage: 36.6m² (approx)
Strata/Body Corporate: \$700 pq (approx)